

2013 Dearborn County Property Tax Report with Comparison to 2012

Legislative Services Agency

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This report describes property tax changes in Dearborn County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Dearborn County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	1.5%	\$44,825,726	\$2,207,038,431	2.1%
Change		1.3%	-5.6%	
2012	1.8%	\$44,271,856	\$2,337,154,108	1.3%

Comparable Homestead Property Tax Changes in Dearborn County

The total tax bill for all taxpayers in Dearborn County increased by 1.5% in 2013. The main reason was a 1.3% increase in the levy. In this reassessment year, certified net assessed value fell by 5.6%. Dearborn County's tax rates increased with the rising levy and falling assessments, so tax cap credits as a percent of the levy increased, from 1.3% in 2012 to 2.1% in 2013.

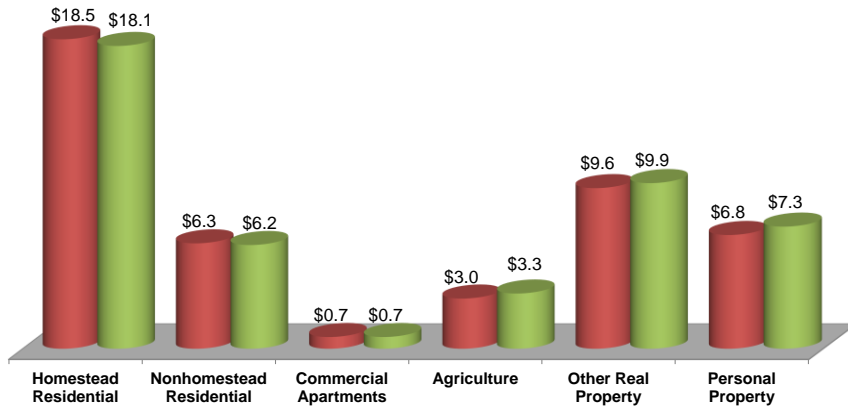
Dearborn County homeowners experienced a 3.2% decrease in property tax bills in 2013. This was due to a large decline in homestead net assessed value which more than offset an increase in property tax rates. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	6,709	46.6%
No Change	71	0.5%
Lower Tax Bill	7,626	52.9%
Average Change in Tax Bill	-3.2%	
Detailed Change in Tax Bill		
20% or More	200	1.4%
10% to 19%	1,779	12.3%
1% to 9%	4,730	32.8%
-1% to 1%	71	0.5%
-1% to -9%	4,279	29.7%
-10% to -19%	2,279	15.8%
-20% or More	1,068	7.4%
Total	14,406	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$44.9 ■ 2013 - Total \$45.5



In Dearborn County most net property taxes were paid by homestead and business (other real and personal) property owners in 2013. Total net property taxes increased 1.5%, less than the average 2.1% increase statewide. Agriculture saw the biggest percentage increase, while homestead net taxes decreased by the largest percentage.

Property tax rates increased in all 24 Dearborn County tax districts in 2013. The average tax rate rose by 7.2% because of a small levy increase and a decrease in net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Dearborn County increased by 1.3%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Dearborn County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$2,280,415,700	\$2,137,879,300	-6.3%	\$1,033,963,446	\$943,433,674	-8.8%
Other Residential	389,138,800	362,496,500	-6.8%	388,540,219	361,677,742	-6.9%
Ag Business/Land	179,364,400	185,367,700	3.3%	177,927,801	183,024,875	2.9%
Business Real/Personal	944,510,633	922,130,657	-2.4%	797,784,413	795,026,183	-0.3%
Total	\$3,793,429,533	\$3,607,874,157	-4.9%	\$2,398,215,879	\$2,283,162,474	-4.8%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Dearborn County's total billed net assessed value decreased by 4.8% in 2013. Declines in homestead assessments were the main reason. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$223,664	\$414,663	\$191,000	85.4%
2%	360,238	550,809	190,571	52.9%
3%	0	0	0	0.0%
Elderly	75	274	199	264.2%
Total	\$583,977	\$965,746	\$381,769	65.4%
% of Levy	1.3%	2.1%		

Total tax cap credits in Dearborn County were \$965,746, which was 2.1% of the levy. This was less than the state average of 10.9%, and less than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Dearborn County's average tax rate was near the median rate

statewide, while tax cap credits as a share of the levy were below the statewide median. This was because all of the county's district rates were less than \$3 per \$100 assessed value, so no property in the 3% category received credits. More than half of Dearborn County's tax cap credits were in the 2% nonhomestead residential/farmland category. Almost all of the rest were in 1% homestead category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Dearborn County increased \$381,769 between 2012 and 2013. Credits as a share of the total levy rose to 2.1% in 2013 from 1.3% in 2012.

Dearborn County Levy Comparison by Taxing Unit

Taxing Unit						%Change			
	2009	2010	2011	2012	2013	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
<i>County Total</i>	<i>45,058,695</i>	<i>45,457,349</i>	<i>42,932,096</i>	<i>44,271,856</i>	<i>44,825,726</i>	<i>0.9%</i>	<i>-5.6%</i>	<i>3.1%</i>	<i>1.3%</i>
Dearborn County	9,047,976	9,396,247	8,718,180	8,969,997	8,883,329	3.8%	-7.2%	2.9%	-1.0%
Caesar Creek Township	8,776	9,228	9,452	9,766	10,043	5.2%	2.4%	3.3%	2.8%
Center Township	33,899	35,089	35,957	37,141	38,234	3.5%	2.5%	3.3%	2.9%
Clay Township	13,661	58,912	58,310	60,224	61,856	331.2%	-1.0%	3.3%	2.7%
Harrison Township	63,178	65,473	67,145	69,211	71,184	3.6%	2.6%	3.1%	2.9%
Hogan Township	34,368	35,682	34,857	33,508	32,540	3.8%	-2.3%	-3.9%	-2.9%
Jackson Township	21,159	21,942	22,465	23,129	23,807	3.7%	2.4%	3.0%	2.9%
Kelso Township	15,092	16,200	15,962	17,187	17,541	7.3%	-1.5%	7.7%	2.1%
Lawrenceburg Township	59,944	62,586	63,618	63,409	67,708	4.4%	1.6%	-0.3%	6.8%
Logan Township	63,491	65,900	67,546	69,788	71,704	3.8%	2.5%	3.3%	2.7%
Manchester Township	113,804	118,714	121,807	125,718	129,279	4.3%	2.6%	3.2%	2.8%
Miller Township	130,843	135,579	138,864	143,189	147,501	3.6%	2.4%	3.1%	3.0%
Sparta Township	39,851	40,662	40,869	40,829	50,593	2.0%	0.5%	-0.1%	23.9%
Washington Township	32,846	36,639	37,557	38,722	12,964	11.5%	2.5%	3.1%	-66.5%
York Township	21,026	22,236	22,793	23,509	24,190	5.8%	2.5%	3.1%	2.9%
Lawrenceburg Civil City	5,265,374	5,001,174	4,986,583	5,508,439	5,507,254	-5.0%	-0.3%	10.5%	0.0%
Aurora Civil City	1,085,117	1,123,994	1,151,112	1,149,302	1,237,657	3.6%	2.4%	-0.2%	7.7%
Dillsboro Civil Town	162,254	168,424	172,962	182,031	186,032	3.8%	2.7%	5.2%	2.2%
Greendale Civil Town	2,092,455	2,169,719	2,061,480	2,163,327	2,353,269	3.7%	-5.0%	4.9%	8.8%
Moore's Hill Civil Town	36,888	38,286	39,334	40,552	41,869	3.8%	2.7%	3.1%	3.2%
St. Leon Civil Town	1,521	1,551	1,580	1,567	1,542	2.0%	1.9%	-0.8%	-1.6%
West Harrison Civil Town	77,679	84,806	84,800	89,740	92,700	9.2%	0.0%	5.8%	3.3%
Sunman-Dearborn Community School Corp	11,108,139	11,948,890	11,233,385	11,802,479	12,356,133	7.6%	-6.0%	5.1%	4.7%
South Dearborn Community School Corp	6,377,345	7,727,714	6,813,024	6,273,530	5,893,883	21.2%	-11.8%	-7.9%	-6.1%
Lawrenceburg Community School Corp	6,419,703	4,655,582	4,493,184	4,814,197	4,777,077	-27.5%	-3.5%	7.1%	-0.8%
Aurora Public Library	749,625	776,803	790,901	817,724	835,716	3.6%	1.8%	3.4%	2.2%
Lawrenceburg Public Library	1,419,271	1,054,693	1,048,965	1,084,295	1,282,150	-25.7%	-0.5%	3.4%	18.2%
Dearborn County Solid Waste Mgmt Dist	563,410	584,624	599,404	619,346	617,971	3.8%	2.5%	3.3%	-0.2%
Greendale Redevelopment Commission	0	0	0	0	0				

Dearborn County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
15001	Caesar Creek Township	1.7467	--	--	--	--	--	--	1.7467
15002	Center Township	1.7017	--	--	--	--	--	--	1.7017
15003	Aurora City-Center Township	2.6153	--	--	--	--	--	--	2.6153
15004	Clay Township	1.7560	--	--	--	--	--	--	1.7560
15005	Dillsboro Town	2.2288	--	--	--	--	--	--	2.2288
15006	Harrison Township	1.9690	--	--	--	--	--	--	1.9690
15007	West Harrison Town	2.7636	--	--	--	--	--	--	2.7636
15008	Hogan Township	1.7460	--	--	--	--	--	--	1.7460
15009	Jackson Township	1.9482	--	--	--	--	--	--	1.9482
15010	Kelso Township	1.9392	--	--	--	--	--	--	1.9392
15011	St Leon Town	1.9299	--	--	--	--	--	--	1.9299
15012	Lawrenceburg Township	1.1656	--	--	--	--	--	--	1.1656
15013	Lawrenceburg City-A	2.1622	--	--	--	--	--	--	2.1622
15015	Aurora City-Lawrenceburg Twp	2.0677	--	--	--	--	--	--	2.0677
15016	Greendale Town-A	2.5316	--	--	--	--	--	--	2.5316
15018	Loagan Township	1.9751	--	--	--	--	--	--	1.9751
15019	Manchester Township	1.7744	--	--	--	--	--	--	1.7744
15020	Miller Township	1.9553	--	--	--	--	--	--	1.9553
15021	Sparta Township	1.7352	--	--	--	--	--	--	1.7352
15022	Moore's Hill Town	2.1688	--	--	--	--	--	--	2.1688
15023	Washington Township	1.6794	--	--	--	--	--	--	1.6794
15024	York Township	1.9712	--	--	--	--	--	--	1.9712
15025	Greendale Town-B	2.5316	--	--	--	--	--	--	2.5316
15026	Lawrenceburg City-B	2.1622	--	--	--	--	--	--	2.1622

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Dearborn County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	414,589	544,889	0	273	959,751	44,825,726	2.1%
<i>TIF Total</i>	74	5,920	0	1	5,995	1,112,860	0.5%
<i>County Total</i>	414,663	550,809	0	274	965,746	45,938,586	2.1%
Dearborn County	71,980	88,625	0	50	160,655	8,883,329	1.8%
Caesar Creek Township	0	0	0	0	0	10,043	0.0%
Center Township	255	1,029	0	0	1,285	38,234	3.4%
Clay Township	4	293	0	0	297	61,856	0.5%
Harrison Township	605	183	0	1	789	71,184	1.1%
Hogan Township	0	0	0	0	0	32,540	0.0%
Jackson Township	73	0	0	0	73	23,807	0.3%
Kelso Township	33	0	0	0	33	17,541	0.2%
Lawrenceburg Township	461	560	0	0	1,022	67,708	1.5%
Logan Township	291	0	0	0	291	71,704	0.4%
Manchester Township	48	0	0	0	48	129,279	0.0%
Miller Township	1,622	0	0	2	1,624	147,501	1.1%
Sparta Township	0	57	0	0	57	50,593	0.1%
Washington Township	0	0	0	0	0	12,964	0.0%
York Township	82	0	0	0	82	24,190	0.3%
Lawrenceburg Civil City	6,142	42,352	0	8	48,502	5,507,254	0.9%
Aurora Civil City	17,822	71,994	0	0	89,816	1,237,657	7.3%
Dillsboro Civil Town	128	9,542	0	0	9,670	186,032	5.2%
Greendale Civil Town	124,220	103,525	0	68	227,813	2,353,269	9.7%
Moore's Hill Civil Town	0	1,244	0	0	1,244	41,869	3.0%
St. Leon Civil Town	3	0	0	0	3	1,542	0.2%
West Harrison Civil Town	180	8,160	0	0	8,340	92,700	9.0%
Sunman-Dearborn Community School Corp	91,845	13,892	0	96	105,834	12,356,133	0.9%
South Dearborn Community School Corp	20,989	103,206	0	0	124,195	5,893,883	2.1%
Lawrenceburg Community School Corp	57,509	69,829	0	34	127,372	4,777,077	2.7%
Aurora Public Library	2,976	14,634	0	0	17,610	835,716	2.1%
Lawrenceburg Public Library	12,314	9,598	0	10	21,922	1,282,150	1.7%
Dearborn County Solid Waste Mgmt Dist	5,007	6,165	0	3	11,176	617,971	1.8%
Greendale Redevelopment Commission	0	0	0	0	0	0	
TIF - St Leon-Harrison	0	0	0	0	0	1,975	0.0%
TIF - West Harrison	1	0	0	1	2	13,437	0.0%
TIF - St Leon Kelso	0	0	0	0	0	22,309	0.0%
TIF - Greendale A	73	5,920	0	0	5,993	1,012,616	0.6%
TIF - West Aurora	0	0	0	0	0	36,285	0.0%
TIF - Greendale A-Expanded	0	0	0	0	0	26,238	0.0%
TIF - Lawrenceburg Entertainment	0	0	0	0	0	0	

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.